

SUMMARY OF R1 DEVELOPMENT STANDARDS **(INCLUDES RECENT REVISIONS)**

Homes that met previous development standards may be remodeled and square footage added as long as the new development standards for the new addition are not exceeded. The maximum FAR for two-story homes is 0.6 (which includes garages and excludes basements); dwelling area for one-story homes is limited by lot coverage

ONE-STORY HOME

SETBACKS: Front – 20' Avg. (15' minimum)*
Rear – 15' Avg. (10' minimum)**
Side – 10% Lot Width (minimum 3' – Maximum 5')***

LOT COVERAGE: Maximum 50%

HEIGHT: Maximum 18'

A SECOND STORY ADDITION

SETBACKS: Front – 20' Avg. (15' Minimum)*
Rear – 20' Avg. (15' Minimum)**
Side – 10% lot width (Minimum 3' – Maximum 5')***

LOT COVERAGE: Maximum 40% (existing construction over 40% grandfathered)

HEIGHT: Maximum 27'

FAR: 0.6

A NEW TWO-STORY DWELLING AND/OR SIGNIFICANT REMODELING

For the purposes of revised R-1 development standards, significant remodeling is defined as construction that results in an 85% increase in floor area, excluding the garage. Projects that fall into this category require compliance with all development standards, including the existing structure.

SETBACKS: Front – 20' Avg. (15' Minimum)*
Rear – 20' Avg. (15' Minimum)
Side – 10% Lot Width (minimum 3' – maximum 5')***
Side – 10% Lot Width (only for lots greater than 55' in width)***

LOT COVERAGE: Maximum 40%

HEIGHT: MAXIMUM 27'

FAR: 0.6

- * Front facing garages 20' minimum setback
- ** If the existing rear yard setback does not meet the new rear yard setback, then it will be considered "grandfathered". However, any new additions must meet the new rear yard setbacks.
- *** Exterior or street facing side yard setbacks must be a minimum of 10' in width.

USEABLE OPEN SPACE

One-third of the lot area must be provided in useable open space. For an area to qualify as open space, it must have a minimum dimension of 10'x15', including yard areas open from the ground to sky, driveways, and covered patios if not enclosed on two sides.

ACCESSORY STRUCTURES IN THE R-1 ZONE **(INCLUDES DETACHED GARAGES)**

No accessory building can exceed fourteen (14) feet in height;
Detached accessory structures are no longer permitted

No accessory building shall provide living quarters;

An accessory structure that is located in the rear one-quarter of the property may be 1' from the rear property line and 1' from one interior side property line only if the wall adjacent thereto is a one hour wall with no openings; and the side setback on the other side is no less than 10% of the width of the rear property line, but no less than 3'.

If all required setbacks can be met, a detached accessory structure of at least 400 square feet may be constructed on any lot, and may contain an additional area equal to 25% of the size of the required rear yard; but no accessory structure may exceed 700 square feet.

(Formula)

(Req. Rear Yard)x(Lot Width)x(25%) + 400 Sq.Ft. = (?) not to exceed 700Sq.FT

(2 story setbacks)

Ex: $20 \times 50 = 1000 \times 25\% = 250 + 400 = 650 \text{ Sq.Ft.}$

Ex: $20 \times 65 = 1300 \times 25\% = 325 + 400 = 725 \text{ Sq.Ft.} = 700 \text{ Sq.Ft. max. Allowed}$

(1 story setbacks)

Ex: $15 \times 50 = 750 \times 25\% = 187.5 + 400 = 587.5 \text{ Sq.Ft.}$

Ex: $15 \times 65 = 975 \times 25\% = 243.75 + 400 = 643.75 \text{ Sq.Ft.}$

The entire accessory structure is counted as part of the FAR for the lot or parcel of land

Detached accessory buildings and additions must be constructed and designed to conform to the main structure in quality and appearance

No Dwelling shall be less than 6' from any accessory structure unless a solid roof attaches such structures

ENCROACHMENTS

With the exception of eaves, greenhouse windows, chimneys and water heaters, encroachments (e.g., balconies, stairways, etc.) into the required sideyard setback areas are no longer permitted.

Outside stairways providing direct access to the second story are disallowed.

PARKING REQUIREMENTS

Two enclosed parking spaces (garage) for each unit. Minimum inside clear dimensions are as follows:

ONE CAR GARAGE = 10'x20'

TWO CAR GARAGE = 18'X20'

THREE CAR GARAGE = 27'X20'

*Paving more than 50% of a front setback to accommodate extra off-street parking is prohibited.

**PLEASE REFER TO THE TORRANCE MUNICIPAL CODE
FOR COMPLETE DEVELOPMENT STANDARDS**

**INFORMATION HANDOUTS ARE AVAILABLE REGARDING HOW
TO CALCULATE THE FLOOR AREA RATIO (FAR) AND
AVERAGE SETBACK.**